



18,
19

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 1, 2020

SUBJECT: A. GP20-01, CBRE GREEN: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 18.83 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF SPACE PLACE AND ELLIOT ROAD FROM LIGHT INDUSTRIAL TO GENERAL INDUSTRIAL LAND USE CLASSIFICATION.

B. Z20-01, CBRE GREEN: REQUEST TO AMEND ORDINANCE NOS. 470, 516, 528, 536, 549, 625, AND 692 TO REMOVE APPROX. 18.83 ACRES GENERALLY LOCATED ON THE SOUTHWEST CORNER OF SPACE PLACE AND ELLIOT ROAD FROM THE FORTUNE CENTER PLANNED AREA DEVELOPMENT (PAD) OVERLAY AND TO REZONE SAID REAL PROPOERTY FROM LIGHT INDUSTRIAL (LI) WITH A PAD TO GENERAL INDUSTRIAL (GI) ZONING DISTRICT.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow the expansion of an existing manufacturing facility in the northwest employment area.

RECOMMENDED MOTION

A. Move to recommend to Town Council approval of GP20-01, a Minor General Plan Amendment; and

- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z20-01, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Withey Morris
Name: Adam Baugh
Address: 2525 E. Arizona Biltmore Circle
Ste A-212 Phoenix, AZ 85016
Phone: 602-230-0600
Email: adam@witheymorris.com

OWNER

Company: Orbital Sciences Corporation
Name: Rick Kettner
Address: 2980 Fairview Park Drive
Fall Church, VA 22042
Phone: 480-450-9188
Email: rick.kettner@ngc.com

OWNER

Company: SunCap Gilbert LLC
Name: Mike Orr
Address: 6101 Carnegie Blvd. Ste 180
Charlotte, NC 28209
Phone: 303-880-3810
Email: morr@suncappg.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council adopted Ordinance No. 377 and annexed approx. 2,000 acres called the northwest planning area including the subject site.
<i>August 12, 1986</i>	Town Council adopted Ordinance No. 470 under case Z86-12 creating the Fortune Center PAD.
<i>May 26, 1987</i>	Town Council adopted Ordinance No. 516 approving a time extension on development.
<i>August 4, 1987</i>	Town Council adopted Ordinance No. 528 repealing Ordinance No. 516 and correcting the schedule of development.
<i>September 29, 1987</i>	Town Council adopted Ordinance No. 536 under case Z87-12 including an additional three acres to the Fortune Center PAD.
<i>January 19, 1988</i>	Town Council adopted Ordinance No. 549 amending the Fortune Center development plan to allow phasing of landscaping.
<i>April 4, 1989</i>	Town Council adopted Ordinance No. 625 to allow an extension to commence development of the 14 acre commercial parcel of the Fortune Center PAD.
<i>December 18, 1990</i>	Town Council adopted Ordinance No. 692 to allow a five-year extension for the development of the 14 acre commercial parcel in the Fortune Center PAD.
<i>May 11, 2000</i>	Design Review Board approved DR00-14 with revisions to the site plan and elevations for Spectrum Astro for three buildings at the

	southwest corner of Elliot and McQueen Roads. Only the manufacturing building was constructed.
<i>December 22, 2004</i>	Staff approved Administrative Design Review for the addition of a parking lot located in the northwest corner of the site.

Overview

The applicant requests a minor General Plan amendment and rezoning on an existing developed manufacturing facility site from Light Industrial (LI) with a PAD overlay to conventional General Industrial (GI) zoning district and land use classification. The request will also include the expansion of the manufacturing facility (DR20-44) and remove the site from the Fortune Center Planned Area Development. The site is located at the southwest corner of Space Place and Elliot Road west of McQueen Road. The site is within the northwest employment area, Gilbert's most mature employment area and largest concentration of jobs. The existing manufacturing facility will be operating at a level that better fits the definition of a heavy industrial use in the Land Development Code (LDC). The proposed rezoning and minor General Plan amendment request will bring the site into conformance for the use and the height requirements under the GI zoning district. The existing building is currently 80' tall and is exceeding the 55' height limit under the LI zoning district.

The site currently has a full motion signalized entrance along Elliot Road and has an existing shared access to Gilbert Spectrum Building 7 to the east of the site. The existing manufacturing facility is 115,920 square feet. The proposed rezoning and minor General Plan amendment area is 18.83 acres; a portion of the site is within the flood plain.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/Acre	Single Family -35 (SF-35) PAD	East Valley Bible Church
South	Light Industrial & Public Facilities/ Institutional	Light Industrial (LI) PAD & Public Facilities/ Institutional PAD	Retention area and Mesquite High School
East	Light industrial	Light Industrial (LI) PAD	Gilbert Spectrum Business Park
West	Light Industrial	Light Industrial (LI) PAD	Elliot Commerce Business Park
Site	Light Industrial	Light Industrial (LI) PAD	Manufacturing Facility

General Plan

The existing land use classification is Light Industrial. The applicant is seeking a minor General Plan amendment to General Industrial. The General Industrial classification designates areas for general industrial uses, including but not limited to heavy utility, truck terminals and manufacturing facilities, in which outdoor storage of materials, equipment and vehicles is permitted.

The surrounding land use classifications to the east, west, and south are Light Industrial with existing industrial business parks. The land use classification to the north across Elliot Road is Residential > 0-1 DU/Acre but the site is developed as the East Valley Bible Church. While General Industrial (GI) land uses are not surrounding the site, the proposed amendment would be consistent with the large amount of Light Industrial in the area. Because the subject site is currently developed as a more intense manufacturing facility, staff supports the minor GP amendment to General Industrial to bring the site into conformance with the General Plan and LDC.

The proposed minor General Plan amendment supports the goals and policies of the Town of Gilbert General Plan as follows (applicant responses in *italics*):

2.4 Land Use and Growth Areas Policy 1.5 Designate and protect sites for employment uses in appropriate locations to increase the Town's employment base.

2.4 Land Use and Growth Areas Policy 1.8 Promote revitalization of under-utilized industrial and commercial properties.

Applicant response: Industrial uses on this property are appropriate given the industrial uses to the east and west. The property is tucked behind other industrial uses, it is best suited for similar uses here. The property is in the northwest part of Gilbert, an area which is identified for employment growth and revitalization. The proposed development serves both those goals by expanding an industrial use that brings new jobs and development.

9.3 Economic Development Goal 1. Policy 1.2 Actively recruit, retain and grow businesses in other strategic industry clusters including aerospace, aviation and defense.

9.3 Economic Development Goal 1. Poly 1.5 Encourage the protection and expansion of the land (and/or densities) designated in the General Plan for employment uses.

Applicant response: The new building expansion will attract a highly skilled technical workforce that provides high wage jobs. The proposed development will build upon the existing aerospace and defense technology uses and emphasis in this area which is a town-targeted industry.

Rezoning

The subject site is part of the Fortune Center PAD, a 232-acre PAD created in 1986. Over the years sections of the PAD have been developed as industrial business parks. The existing site was developed in 2000 as a manufacturing facility for aerospace equipment. The surrounding properties to the west are developed into Elliot Commerce industrial business park with various users. The sites to the east and south are part of Gilbert Spectrum industrial business park that is still under development with some existing office and industrial buildings.

The applicant is seeking to rezone the property from Light Industrial PAD to conventional General Industrial and to remove the site from the Fortune Center PAD. In addition to the rezoning and minor General Plan amendment, the site will also have a Design Review project coming forward for the expansion of the manufacturing facility into two phases. (DR20-44). This rezoning conforms with the General Plan, as amended, because the existing manufacturing building has a top parapet height of 84' which currently exceeds the height limit of 55' in the LI zoning district.

Instead of amending the Light Industrial (LI) PAD to deviate from the height requirement, the applicant is seeking to rezone to General Industrial (GI). The GI zoning district does not have a height restriction and gives the manufacturing facility flexibility, in addition to better aligning with the *Heavy Manufacturing* use of the facility. The definition of heavy manufacturing uses in the LDC Section 6.1 is below:

Heavy. Manufacturing, processing, compounding, assembly, packaging, treatment or fabrication of finished parts or products, mass produced from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials. Heavy manufacturing and assembly uses may be conducted entirely outdoors and have moderate to significant off-site impacts, including visual impacts. Uses involving radioactive or highly toxic materials or chemicals, highly combustible or explosive materials, or other materials and substances of a noxious nature in the manufacturing process are included in this classification. This classification includes, but is not limited to, steel fabrication, concrete block manufacturing, and truss plants. Products require shipping by semi-trucks or rail.

Heavy manufacturing is only permitted in the General Industrial zoning district. The existing facility requires semi-truck shipments and includes aerospace and defense technology, research, development, and testing facilities, and uses highly toxic, combustible materials. The rezoning to GI will bring the existing facility into conformance under the LDC. This will also allow the rezoning to move forward without deviations or the need for a PAD as the existing facility will meet all other GI development standards.

Project Data Table

Site Development Regulations	Required per LDC for LI and Ordinance No. 470	Proposed GI
Minimum Lot Area (sq. ft. per DU)		
Maximum Height (ft.)/Stories	55'	No height limit (80' existing)
Minimum Building Setbacks (ft.)		
Front	30'	35'
Side (Employment)	0'	0'
Rear (Employment)	0'	0'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Employment)	5'	5'
Rear (Employment)	5'	5'
Landscape (% of net lot area)	No minimum	No minimum

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on December 16, 2019 at Mesquite High School. One business owner to the west of the subject site attended the neighborhood meeting and asked questions on the reason behind the rezoning. The developer responded with explaining the request to expand the manufacturing facility site and modify the height limitation in the Light Industrial zoning district. The business owner did not oppose the rezoning request when the project was explained. An additional neighborhood meeting was held on February 20, 2020 at Mesquite High School due to the rezoning request being modified from Light Industrial with PAD deviations to rezoning to conventional General Industrial. No citizens attended the 2nd neighborhood meeting.

Staff has not received any additional comments from the public.

SCHOOL DISTRICT

Efforts are being coordinated with the Gilbert Public School District throughout the entitlement process to ensure that adequate educational facilities are maintained for the neighborhood.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for an Exceptional Built Environment. It supports the motto “Gilbert: Clean, Safe, Vibrant.”


STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP20-01, to change the land use classification of approx. 18.83 acres, generally located at the southwest corner of Space Place and Elliot Road from Light Industrial (LI) to General Industrial (GI) land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z20-01, amending Ordinance Nos. 480, 516,

528, 536, 549, 625, and 692 to remove approx. 18.83 acres generally located at the southwest corner of Space Place and Elliot Road from the Fortune Center Planned Area Development (PAD) overlay and rezoning said real property from Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay to General Industrial (GI) zoning district, subject to the following conditions:

- a. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- b. Developer shall create a Property Owner's Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way

Respectfully submitted,


Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Narrative
- 7) Site Plan (for reference only)

GP20-01 and Z20-01 CBRE Green Expansion
Attachment 1 - Notice of Public Hearing

Public Hearing

PLANNING COMMISSION DATE:

Wednesday, April 1, 2020* TIME: 6:00 PM

TOWN COUNCIL DATE:

Tuesday, May 5, 2020* TIME: 6:30 PM

***Call Planning Division to verify date and time: (480) 503-6625**

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

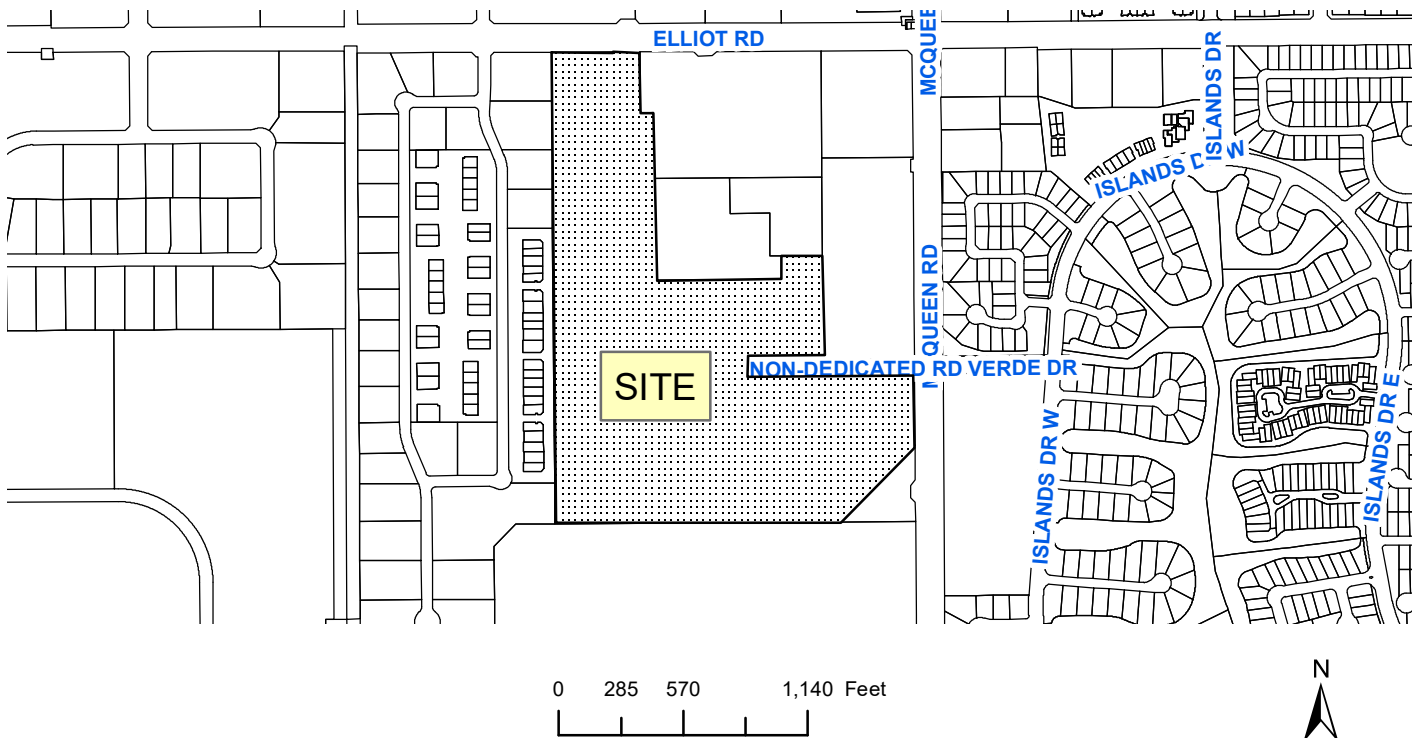
* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP20-01 CBRE GREEN EXPANSION: Request for Minor General Plan Amendment to change the land use classification of approx. 18.83 acres generally located at the southwest corner of Space Place and Elliot Road from Light Industrial (LI) to General Industrial (GI). The effect of this amendment will be to change the plan of development to allow for the expansion of an existing manufacturing building.

Z20-01 CBRE GREEN EXPANSION: Request to amend Ordinances Nos. 470, 516, 528, 536, 549, 625, and 692 to remove approx. 18.83 acres generally located on the southwest corner of Space Place and Elliot Roads from the Fortune Center Planned Area Development overlay zoning district (PAD) and to rezone said real property from Light Industrial (LI) with a PAD to General Industrial (GI) zoning district, as shown on the exhibit (map) available for viewing in the Planning and Services Division. The effect will be to allow the real property to be developed subject to the development standards for the General Industrial (GI) zoning district as set forth in the Land Development Code and allow for the expansion of an existing manufacturing facility.

SITE LOCATION:



APPLICANT: Withey Morris, PLC
CONTACT: Adam Baugh
ADDRESS: 2525 E. Arizona Biltmore Cir., Suite A-212
Phoenix, AZ 85016

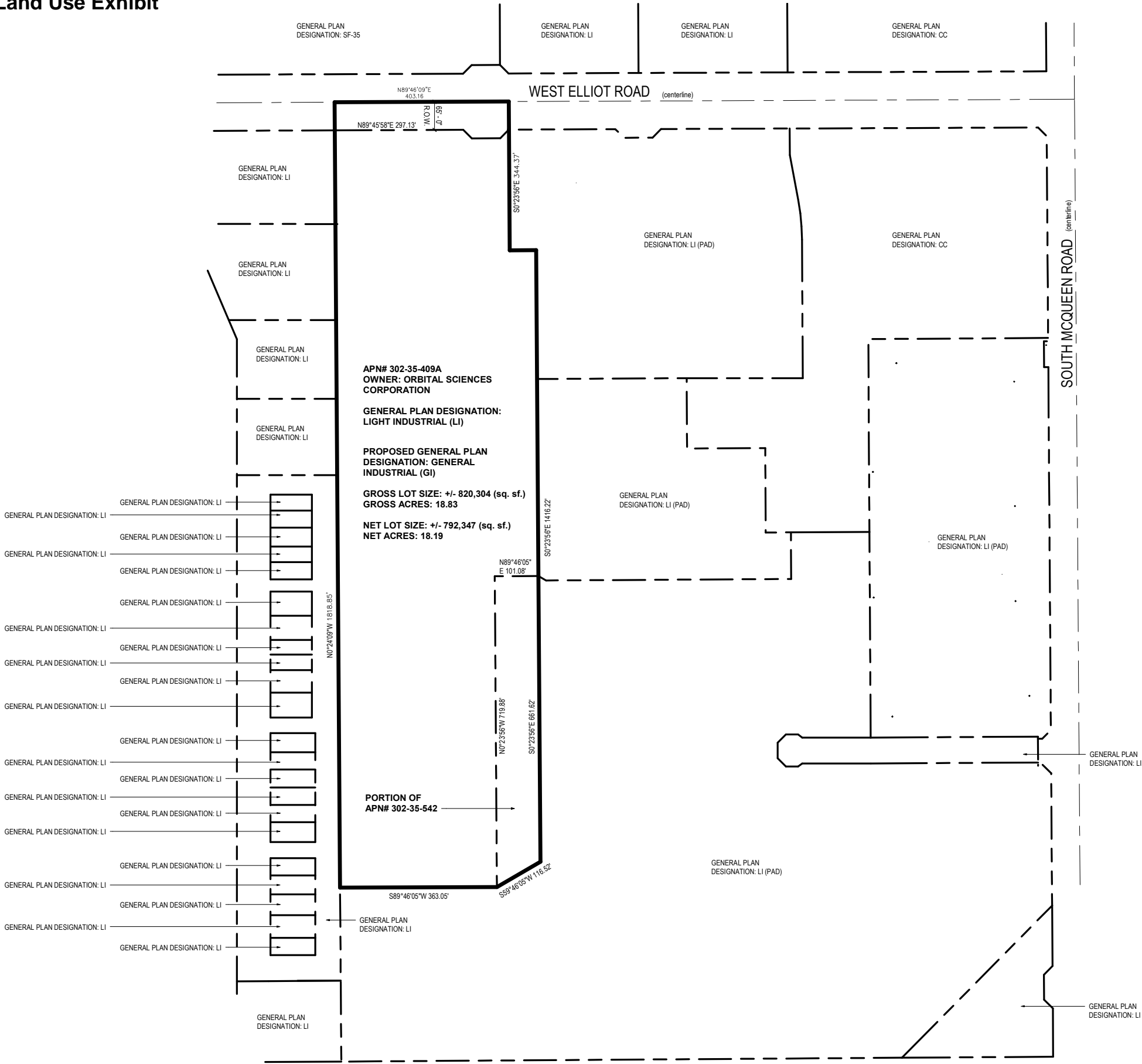
TELEPHONE: 602-230-0600
E-MAIL: adam@witheymorris.com

Map





GP20-01 and Z20-01 CBRE Green Expansion
Attachment 3 - Land Use Exhibit



GENERAL NOTES

APN# 302-35-409A & PORTION OF 302-35-542
EXISTING GENERAL PLAN DESIGNATION:
LIGHT INDUSTRIAL (LI)
OWNER: ORBITAL SCIENCES CORPORATION

PROPOSED GENERAL PLAN DESIGNATION:
GENERAL INDUSTRIAL (GI)

GROSS LOT SIZE: +/- 820,304 (sq. sf.)
GROSS ACRES: 18.83

NET LOT SIZE: +/- 792,347 (sq. sf.)
NET ACRES: 18.19

CBRE GREEN

1721 West Elliot Road
Gilbert, AZ 85233

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

△ Date	Description
02/24/20	GENERAL PLAN AMENDMENT
03/24/20	TOG COMMENTS

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
CBRE Green Expansion

Project Number
057.6830.001

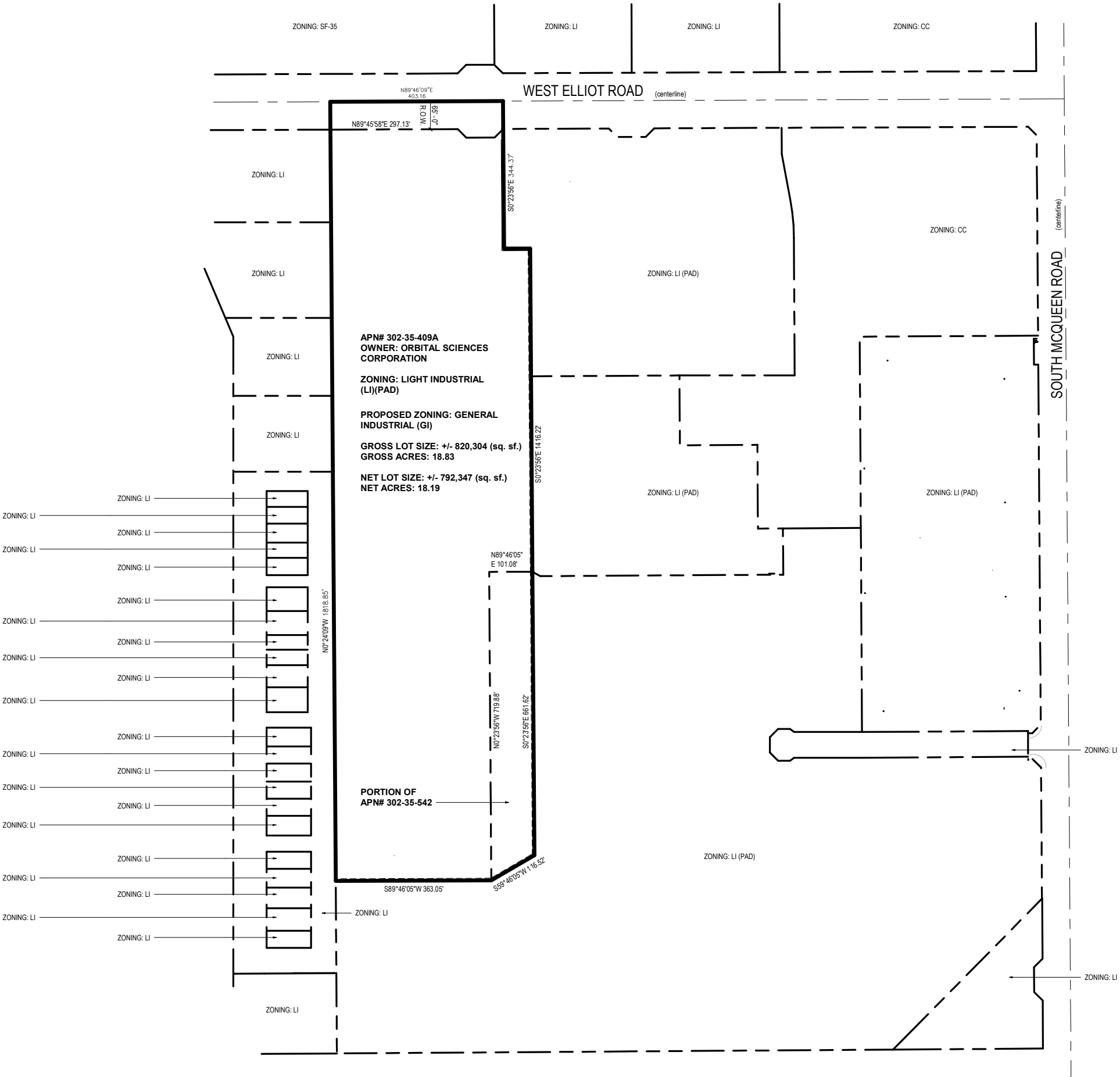
Description
EXHIBIT 5 - GENERAL PLAN



Scale
As indicated

AP-005

3/24/2020 11:17:41 AM \\gensler-ad\projects\Revit\userModels\20186157.6830.001 NORTHROP CORUMMAN SITE_R19_aman.16035.rvt



GENERAL NOTES

APN# 302-35-409A & PORTION OF 302-35-542
EXISTING ZONING DESIGNATION:
LIGHT INDUSTRIAL (LI) (PAD)
OWNER: ORBITAL SCIENCES CORPORATION

PROPOSED ZONING DESIGNATION:
GENERAL INDUSTRIAL (GI)

GROSS LOT SIZE: +/- 820,304 (sq. sf.)
GROSS ACRES: 18.83

NET LOT SIZE: +/- 792,347 (sq. sf.)
NET ACRES: 18.19

EXISTING ZONING: LIGHT INDUSTRIAL (LI)(PAD) 100%
PROPOSED ZONING: GENERAL INDUSTRIAL (GI) 100%

CBRE GREEN

1721 West Elliot Road
Gilbert, AZ 85233

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States

Tel 602.523.4900
Fax 602.523.4949

△ Date	Description
02/24/20	REZONING SUBMITTAL
03/24/20	TOG COMMENTS

LEGEND

--- PROPERTY LINE

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
CBRE Green Expansion

Project Number
057.6830.001

Description
EXHIBIT 8 - ZONING EXHIBIT



Scale
As indicated



AP-008

GP20-01 and Z20-01 CBRE Green Expansion
Attachment 5 - Legal Description

LEGAL DESCRIPTION
SPECTRUM ASTRO
ZONING BOUNDARY

March 5, 2020
Job No. P5244
Page 1 of 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH,
RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15 FROM WHICH THE
NORTH QUARTER CORNER THEREOF BEARS SOUTH 89 DEGREES 46 MINUTES 09
SECONDS WEST, A DISTANCE OF 2659.89;

THENCE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS WEST, ALONG THE NORTH
LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1310.15 TO THE **POINT OF
BEGINNING**;

THENCE SOUTH 0 DEGREES 23 MINUTES 56 SECONDS EAST, A DISTANCE OF 344.37
FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 5 SECONDS EAST, A DISTANCE OF 61.08
FEET;

THENCE SOUTH 0 DEGREES 23 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,416.22
FEET;

THENCE SOUTH 59 DEGREES 46 MINUTES 5 SECONDS WEST, A DISTANCE OF 116.52
FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 5 SECONDS WEST, A DISTANCE OF 363.05
FEET;

THENCE NORTH 0 DEGREES 24 MINUTES 9 SECONDS WEST, A DISTANCE OF 1,818.85
FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 46 MINUTES 9 SECONDS EAST, ALONG SAID NORTH
LINE, A DISTANCE OF 403.16 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 820,304 SQUARE FEET OR 18.832 ACRES, MORE OR LESS.



NORTHEAST CORNER SECTION 15
TOWNSHIP 1 SOUTH, RANGE 5 EAST

NTS

S89°46'05"W
363.05

N0°24'09"W 1818.85'

SPECTRUM ASTRO
ZONING BOUNDARY

S59°46'05"W
116.52

POINT OF BEGINNING

N89°46'05"E
61.08

S0°23'56"E
344.37

S0°23'56"E 1416.22'

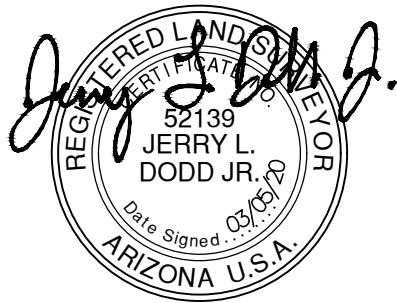
N89°46'09"E
403.16

1310.15'

S89°46'09"W 2659.89'
(BASIS OF BEARING)

ELLIOT ROAD

NORTHEAST CORNER SECTION 15
TOWNSHIP 1 SOUTH, RANGE 5 EAST
POINT OF COMMENCEMENT



SIG
**SURVEY INNOVATION
GROUP, INC**

**SPECTRUM ASTRO
ZONING BOUNDARY**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB# P5244	DWG: P5244 EXHB	DATE: 03/05/20
SCALE: NTS	DRAWN: JLD	CHECK: ALS
		SHEET: 1 OF 1

**CLOSURE REPORT
SPECTRUM ASTRO
BOUNDARY**

March 5, 2020
Job No. P5244
Page 1 of 1

North: 854931.1839' East: 726989.1715'
Segment #1: Line
Course: S0° 23' 56"E Length: 344.37'
North: 854586.8223' East: 726991.5690'

Segment #2: Line
Course: N89° 46' 05"E Length: 61.08'
North: 854587.0695' East: 727052.6485'

Segment #3: Line
Course: S0° 23' 56"E Length: 1416.22'
North: 853170.8839' East: 727062.5080'

Segment #4: Line
Course: S59° 46' 05"W Length: 116.52'
North: 853112.2158' East: 726961.8354'

Segment #5: Line
Course: S89° 46' 05"W Length: 363.05'
North: 853110.7461' East: 726598.7884'

Segment #6: Line
Course: N0° 24' 09"W Length: 1818.85'
North: 854929.5513' East: 726586.0112'

Segment #7: Line
Course: N89° 46' 09"E Length: 403.16'
North: 854931.1755' East: 726989.1679'

Perimeter: 4523.25' Area: 820304 Sq. Ft.
Error Closure: 0.0092 Course: S23° 20'
52"W
Error North: -0.00842 East: -0.00363
Precision 1: 491657.61



CBRE Green

1817 W. Elliot Rd

**Minor General Plan Amendment
& Rezone**

February 24, 2020

Submitted by:

Adam Baugh
2525 E. Arizona Biltmore Circle, A-212
Phoenix, Arizona 85016
602-230-0600,
adam@witheymorris.com



**Minor General Plan Amendment and Rezone
Approx. 18.83 gross acres located at
1817 W. Elliot Rd, Gilbert, AZ**

Project Narrative

A. Request

This pre-application includes a Minor General Plan amendment to change the land use classification from Light Industrial (LI) to General Industrial (GI) and rezone the Property from Light Industrial (LI) to General Industrial (GI).

B. Project Location

The subject property is approximately 18.83 gross acres generally located 1,245 feet west of McQueen Road and south of Elliot Road at 1817 W. Elliot Road (the "Property"). The Property is partially improved with an industrial building and the south portion is vacant.

B. Northwest Growth Area

This property is also located in the Northwest Growth Area which has a mix of industries with concentrations in high wage industries such as manufacturing, construction and wholesale trade. While many of the buildings are still utilized as their intended industrial use, over the years there has been a trend for these buildings to serve as office space.

Gilbert desires to create a community where the market wants to invest. While the area has not seen a significant decline, there are businesses that have left the Growth Area to relocate to other areas of Gilbert. Additionally, small infill sites that continue to sit vacant, absentee owners and aging infrastructure indicate a need to examine the area and develop a plan of action to ensure that it remains a vibrant and vital area for business and industry.

This proposal reinvigorates the northwest growth area with new employment and investment. This is exactly what the town identified in 2018 when it decided to make this a focus area. By approving this change in zoning and general plan, it facilitates new development that accomplishes the Town's Wildly Important Goal for FY20.

C. Surrounding Zoning

The Property is surrounded by industrial uses (LI) to the east, west, and south; a church building to the north (SF-35); and, Mesquite High School (PF/I) to the south.

D. Project Description

The property is part of an industrial park that includes aerospace and defense technology, research, development, and testing facilities. The Property is already zoned for industrial uses and designated light industrial on the Gilbert General Plan.

A new building expansion is proposed on the vacant portion of the Property that is necessary to expand the uses and operations. Due to the nature of new operations within the future building expansion, a General Industrial zoning district is required. Expected use could include, but not limited to, manufacturing, cranes and heavy truck access, warehousing and storage, research and testing, and more intensive employment uses.

The new building will be approximately 172,000 square feet and will be developed in two phases. The first phase is anticipated to be approximately 98,000 sf building inclusive of a drive through loading area, testing bays, high bay manufacturing, a small two-story entry lobby and employee amenity areas. The second phase is anticipated to be approximately 74,000 square feet and is anticipated to include additional testing and manufacturing areas along with a potential second floor office component. New industrial employment buildings are the ideal use for this Property given the compatible industrial uses already existing in the area and its location adjacent to similar uses.

For this expansion to proceed, a rezoning and General Plan amendment are required by the Town of Gilbert to allow for the building expansion and its associated uses, which will be consistent with the existing building.

E. General Plan Applicability and Criteria

This project is supported by the goals, policies, and objectives of the General Plan. The Town of Gilbert General Plan Land Use Map currently identifies the subject property as Light Industrial and this change to General Industrial simply allows the expansion of uses to better suit the user's needs. The following are some excerpted provisions from the General Plan that support this request.

1. Why is the current classification not suitable?

The current land use classification only permits light industrial uses and development standards. The nature of this new use and standards necessitate a general industrial land use category.

2. How the proposed change is compatible with adjacent properties and other elements of the General Plan.

The property is part of an industrial park that includes aerospace and defense technology, research, development, and testing facilities. The Property is already zoned for industrial uses and designated light industrial on the Gilbert General Plan. New industrial employment buildings are the ideal use for this Property given the compatible industrial uses already existing in the area and its location adjacent to similar uses.

There are many goals, policies, and objectives of the General Plan that support the commercial use at this location. The following are some excerpted provisions from the General Plan:

2.4. Land Use and Growth Areas

Policy 1.5 Designate and protect sites for employment uses in appropriate locations to increase the Town's employment base.

Industrial uses on this Property are appropriate given the industrial uses to the east and west. Because the Property is tucked behind other industrial uses, it is best suited for similar uses here.

Policy 1.8 Promote revitalization of under-utilized industrial and commercial properties.

This Property is located in the northwest part of Gilbert, an area which is identified for employment growth and revitalization. The proposed development serves both those goals by expanding an industrial use that brings new jobs and development.

9.3. Economic Development

Goal 1.0 Attract high-wage jobs for Gilbert residents while diversifying the local economy through the attraction, retention and growth of targeted industries.

The new building expansion will attract a highly skilled technical workforce that provides high wage jobs.

Policy 1.2 Actively recruit, retain and grow businesses in other strategic industry clusters including...aerospace, aviation and defense...

The proposed development will build upon the existing aerospace and defense technology uses and emphasis in this area which is a town-targeted industry.

Policy 1.5 Encourage the protection and expansion of the land (and/or densities) designated in the General Plan for employment uses.

The proposed development helps protect and expand the employment base for the Town of Gilbert while expanding a targeted technology industry. Employment and industrial uses are ideal for this Property since it is already located adjacent to other employment and industrial uses.

3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?

The current land use classification does not permit the height required for the new expansion, nor the uses proposed. A general industrial land use classification provides the proper designation.

4. Explanation on the availability of public utilities and services.

The subject property already has adequate infrastructure in place to support this commercial development. All the required utilities are already in place to serve this new building expansion. Accordingly, there are adequate utilities in place to serve.

5. What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and services to accommodate projected increases or decreases in population?

This project will create a net fiscal benefit. The new industrial development provides building space for new employees, workforce, and skilled industries. The opportunity to work and live in the same town is paramount to maintaining a healthy, vibrant community. And because the existing public facilities are already in this place for the northwest part of town, the new building expansion should have no negative impact on existing public facilities and services.

6. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents?

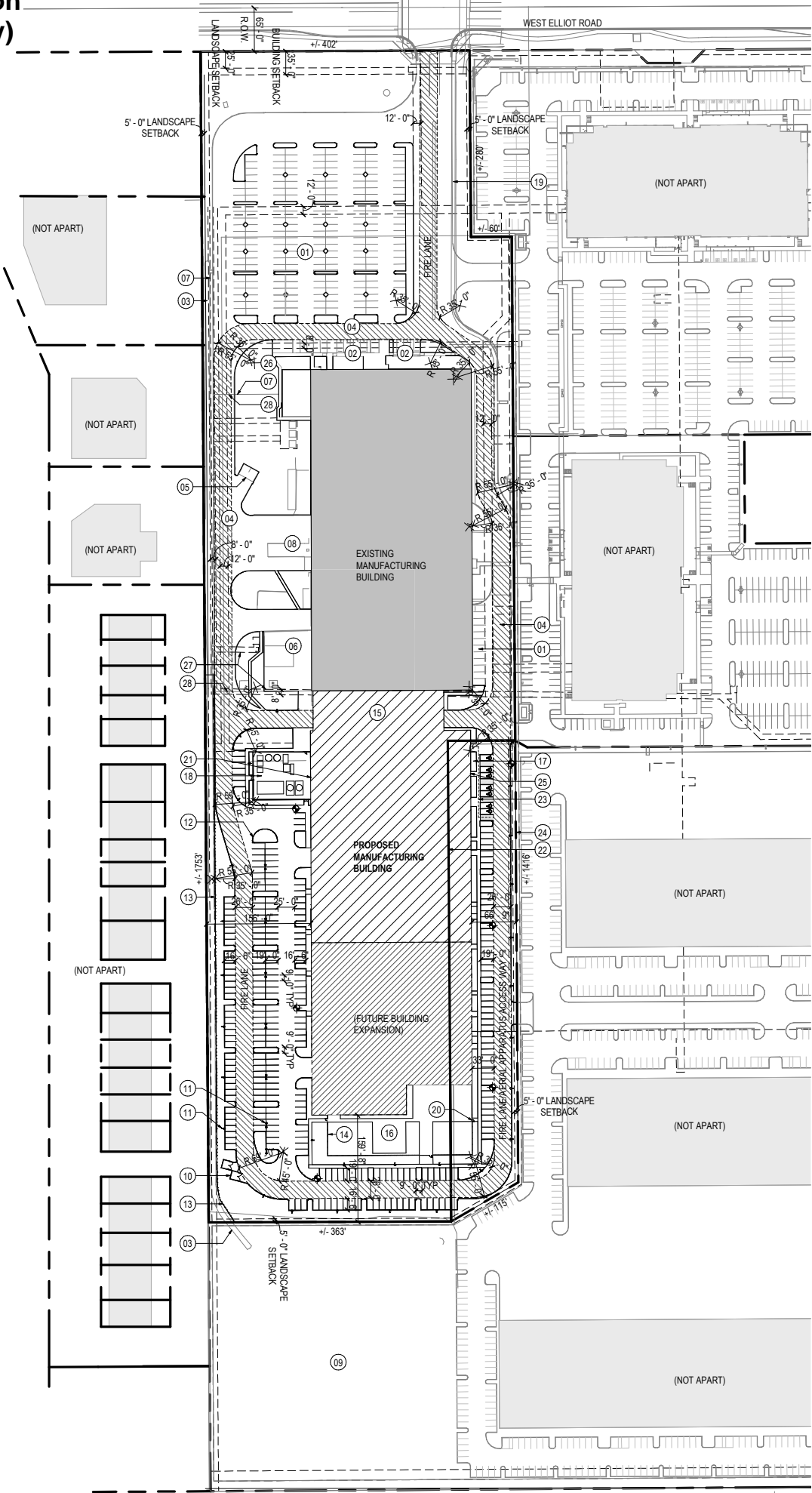
The proposed amendment does not diminish the ability of the Town to sustain its physical and cultural resources. This industrial development is appropriately located in an existing industrial area that already supports this type of employment.

F. Conclusion

General Industrial development at this location simply makes sense. The proximity and adjacency to other industrial uses and employment areas create a

unique opportunity to strengthen the northwest growth area and revitalize this region. The town needs more employment opportunities that invest in the area which is why land use cases such as this should be supported.

GP20-01 and Z20-01 CBRE Green Expansion
Attachment 7 - Site Plan (for reference only)



SITE PLAN NOTES

1. All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated underground.
2. All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
3. All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
 - a. Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
 - b. Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
 - c. An alternative screening method approved by the Planning Department prior to issuance of any permits.
5. The location of all electrical utility equipment shall be identified on the construction plans.
6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
 - a. The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
 - b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
8. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
9. Pneumatic tubes, whether metal or plastic, shall be either:
 - a. Enclosed in pilasters, columns or other architectural features of the canopy or building, or;
 - b. Routed underground.
10. All backflow prevention devices 2" or larger shall be screened with landscape located within a 6' radius of the device. All backflow preventers less than 2" shall be placed in a wire cage painted to match the primary building color.
11. All freestanding light poles shall:
 - a. Be located within landscaped areas or planter islands.
 - b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30' from adjacent grade.
 - c. Be located to avoid conflict with trees.
12. Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.
13. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracts) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
14. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
15. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Boamnite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
16. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building.
17. All exterior metal shall be finished or painted to match the approved project colors.
18. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

PROJECT DATA

LOT COVERAGE (EXISTING-NEW)	33%
GROSS ACREAGE	18.83 AC
NET ACREAGE (INCLUDING PROPOSED 1.6 AC PURCHASE)	18.19 AC
EXISTING ZONING DISTRICT	LIGHT INDUSTRIAL
PROPOSED ZONING	GENERAL INDUSTRIAL
GROSS BUILDING AREA PHASE 01	
LEVEL 01	+/- 88,600 SF
LEVEL 02	+/- 2,500 SF
PHASE 02	
LEVEL 01	+/- 58,000 SF
LEVEL 02	+/- 25,700 SF
TOTAL	
LEVEL 01	+/- 146,600 SF
LEVEL 02	+/- 28,200 SF
GRAND TOTAL	+/- 174,800 SF
LANDSCAPE AREA	
PHASE 01	+/- 1,192 SF
PHASE 02	+/- 45,152 SF
EXISTING	+/- 15,131 SF
TOTAL	+/- 65,475 SF
PERCENTAGE	8.3%
PROPOSED CONSTRUCTION TYPE	2B

PARKING CALCULATIONS

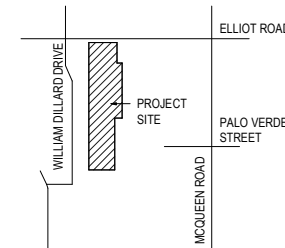
PHASE 01	
REQUIRED PARKING	88,110 / 1000 (HEAVY INDUSTRIAL 1:1000) = 89
	2,992 / 250 (OFFICE 1:250) = 12
	TOTAL REQUIRED: 101
PROVIDED PARKING	TYPICAL PARKING: 208
PHASE 02	
REQUIRED PARKING	56,400 / 1000 (HEAVY INDUSTRIAL 1:1000) = 57
	27,300 / 250 (OFFICE 1:250) = 110
	TOTAL REQUIRED: 167
PROVIDED PARKING	TYPICAL PARKING: 271
ADA PARKING REQUIRED: 5	
ADA PARKING PROVIDED: 5	
VAN ADA PARKING REQUIRED: 2	
VAN ADA PARKING PROVIDED: 2	

BICYCLE PARKING REQUIRED:
10% OF TOTAL SPACES (271) X .10 = 27 SPACES REQ.
BICYCLE PARKING PROVIDED: 30 SPACES

SHEET NOTES

- 01 EXISTING PARKING
- 02 EXISTING ADA PARKING
- 03 EXISTING DRAINAGE CANAL
- 04 EXISTING FIRE LANE
- 05 EXISTING TRASH ENCLOSURE
- 06 EXISTING MECHANICAL
- 07 EXISTING FENCE
- 08 EXISTING LOADING DOCK
- 09 EXISTING RETENTION AREA
- 10 TRASH ENCLOSURE
- 11 SITE LIGHTING (SEE LANDSCAPE)
- 12 FIRE HYDRANT (SEE CIVIL)
- 13 SITE FENCE (TO MATCH EXISTING)
- 14 SITE WALL (SEE ELEVATIONS)
- 15 DRIVE-THRU TRANSITION BAY
- 16 LANDSCAPE AMENITY
- 17 BIKE PARKING (SEE LANDSCAPE)
- 18 MECHANICAL YARD WITH CMU WALL ENCLOSURE (SEE ELEVATION)
- 19 SIDEWALK TO PUBLIC WAY (SEE CIVIL)
- 20 SITE GATE (SEE ELEVATIONS)
- 21 SES LOCATION
- 22 BOUNDARY OF AREA TO BE PURCHASED FROM ADJACENT PROPERTY OWNER
- 23 ACCESSIBLE ROUTE
- 24 PROPOSED PROPERTY LINE
- 25 FIRE RISER
- 26 EXISTING AMENITY SEATING AREA
- 27 EXISTING UTILITY EASEMENT (SEE CIVIL)
- 28 EXISTING SITE GATE

VICINITY MAP



CBRE GREEN

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Gilbert, AZ 85233

Gensler

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Phoenix, AZ 85004
United States

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Date	Description
02/24/20	DESIGN REVIEW SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

CBRE Green Expansion

Project Number

057.6830.001

Description

EXHIBIT 4 - PRELIMINARY SITE PLAN



Scale

As indicated



DR-04.1